

Planning and Zoning Commission Meeting Minutes
July 12, 2021

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday July 12, 2021, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, and Commissioners Lorraine Arney, Gregory Counts, Joshua Scott, Branden Freeman, Barbara Beam arrived at 5:35 p.m. Vice-Chairman Fred Dammeyer was absent.

STAFF MEMBERS present included Scott McCoy, Assistant City Attorney; Alyssa Linville, Assistant Director DCD; Alexis Garcia, Assistant Planner and Alejandro Marquez, Administrative Assistant.

Chairman Chris Hamel called the meeting to order at 4:30 p.m., and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – June 28, 2021

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Arney, second by Counts, to APPROVE the Consent Calendar as presented. Motion carried unanimously, (5-0) with two absent.

Hamel noted that Commissioner Barbara Beam has joined the meeting at 5:35 p.m.

Action Items –

ZONE-35268-2021: *This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 10 and Article 16 to update provisions related to residential density and parking in the Old Town (OT) Zoning District.*

Alyssa Linville, Assistant Director DCD, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

Jim D. Smith, 221 S. 2nd Avenue, Yuma, AZ, stated that the Text Amendment was in response to a particular project in the downtown area for which Smith had previously filed an appeal and he felt that this was in favor of a particular developer. **Smith** then stated that he was against the proposed Text Amendment and urged the Commission not to change the parking requirements and the residential density that are currently in place in the Old Town Zoning District.

Lenore Stewart, 204 & 206 Madison Avenue, Yuma, AZ, stated that she was in agreement with Smith, and also was against the proposed Text Amendment.

Christine McConnaughay, 331 S. Madison Ave. Yuma, AZ, stated that she was the owner of multiple properties in the downtown area, and that all of her tenants had complained about the parking. **McConnaughay** then stated that she had applied to change the parking requirement for one of her properties but was denied by the City.

Ricky Good, 38 W. 2nd Street, Yuma, AZ, also stated that he was in agreement with Smith, and that there will be a parking issue in the downtown area if they build an apartment complex with no on-site parking requirements. **Good** then urged the Commission not to pass the Text Amendment.

Arney asked staff if it was the intention of the developer to build an apartment complex with no additional parking.

Linville then asked McCoy if staff was allowed to talk about the property Arney was referring to since it was not on the agenda.

Scott McCoy, Assistant City Attorney, stated that the Text Amendment was district wide, not for a specific property.

Arney stated that parking in the downtown area was an issue, and that parking should be a requirement for new development.

Beam asked if there were not going to be any more parking requirements according to the proposed Text Amendment.

Linville replied that the Text Amendment pertains to the Main Street Mall and Maintenance District, not all of Old Town, the properties that are along Main Street and adjacent to Main Street that are already pay into the district, and utilize the public parking. **Linville** then stated the parking amendment did not apply to all of Old Town.

Beam then stated the Text Amendment opens up opportunity to develop more of the downtown area, and maybe even build a parking garage.

Linville commented that this request was in keeping with City Council's vision for the downtown area and that new residential development was something the City Council believed will increase re-investment in the Old Town District, which could include the construction of a parking garage,

McCoy then stated one of the reasons for the Text Amendment was to not make the residents of the Main Street Mall and Maintenance District have to double pay into the maintenance of the parking; regarding the density, the amendment applies district wide, but the parking exemption only applies to the Maintenance District.

Hamel stated he did not think the Text Amendment was intended to facilitate other development projects, the intent was only for the growth of the downtown area.

Hamel called for a motion.

Hamel then asked McCoy for a recommendation on how to proceed since no motion was made, and asked if the meeting should be continued to the next Planning & Zoning meeting.

Commissioner Counts stated that he would like to hear from more business owners about the parking issues, and then commented that there was a parking problem in the downtown area.

McCoy replied that the failure to make a motion results in an unfavorable recommendation to the City Council. **McCoy** then stated that if the Commission wanted to continue the hearing to a different date they would need to make a motion.

Beam stated that there was enough information available to make a decision and not ask for a continuance.

Freeman stated by continuing the meeting to a different date it would allow more of the public to make more comments.

Counts then asked Smith if he would be able to attend the August 9th P & Z meeting. **Smith** replied that he would not be able to make that meeting. **Counts** then asked Linville when the next hearing date was. **Linville** replied August 23rd. **Smith** then stated that he would be to attend the August 23rd meeting.

Beam asked if the public was contesting certain development projects or all development projects not required to provide on-site parking. **McConnaughay** replied they are contesting no on-site parking for all development projects.

Hamel asked McCoy if the Commission was going to vote on the change of the Text Amendment not the parking requirements. **McCoy** replied that was correct.

Beam asked Linville what was the City's vision on parking in the downtown area. **Linville** replied that with residential development and the revitalization of the downtown area there is the potential for a parking garage.

Freeman asked if the Text Amendment did not pass would developers have an option to get a Variance for parking requirements. **Linville** replied yes.

Motion by Counts, second by Freeman to DENY ZONE-35268-2021. Motion carried (5-1), with Beam voting Nay and one absent.

INFORMATION ITEMS

Staff
None


Commission
None

Public
None

ADJOURNMENT

Hamel adjourned the meeting at 5:12 p.m.

Minutes approved this 9 day of August, 2021



Chairman